

Corporation of the District of Maple Ridge

***COUNCIL MEETING***

July 25, 2006

The Minutes of the Municipal Council Meeting held on July 25, 2006 at 7:00 p.m. in the Council Chamber of the Municipal Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular Municipal business.

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***PRESENT***

*Elected Officials*

Mayor G. Robson  
Councillor E. Daykin  
Councillor J. Dueck  
Councillor A. Hogarth  
Councillor L. King  
Councillor C. Speirs  
Councillor K. Stewart

*Appointed Staff*

J. Rule, Chief Administrative Officer  
T. Fryer, Municipal Clerk  
M. Murray, General Manager of Community Development,  
Parks and Recreation Services  
J. Sorba, Acting General Manager Corporate and  
Financial Services  
F. Quinn, General Manager Public Works and Development  
Services  
J. Pickering, Director of Planning  
C. Marlo, Confidential Secretary

*Other Staff as Required*

R. Laferriere, Business Expansion & Development Officer

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Note: These Minutes are also posted on the Municipal Web Site at [www.mapleridge.org](http://www.mapleridge.org)

The meeting was filmed by Shaw Communications Inc..

100      ***CALL TO ORDER***

200      ***OPENING PRAYERS***

Pastor Mike Schroeder conducted the Opening Prayer.

300      ***INTRODUCTION OF ADDITIONAL AGENDA ITEMS***

The Municipal Clerk announced the addition of the following items:

- 1006    **RZ/052/05, 12241 224 Street**
- 1203    **Special Occasion License, Jazz & Blues Festival**
- 1204    **Business Improvement Area**

400      ***APPROVAL OF THE AGENDA***

The agenda was approved as amended.

500      ***ADOPTION AND RECEIPT OF MINUTES***

R/06-353  
Minutes  
Council  
July 11, 2006

501

It was moved and seconded

**That the minutes of the Regular Council Meeting of July 11, 2006 be adopted as circulated.**

CARRIED

R/06-354  
Minutes  
Public Hearing  
July 18, 2006

502

It was moved and seconded

**That the minutes of the Public Hearing of July 18, 2006 be received.**

CARRIED

R/06-355  
Minutes  
Dev. Agr. Comm.  
July 11, 12, 18, 2006

503

It was moved and seconded

**That the minutes of the Development Agreements Committee Meetings of July 11, 12 (2) and 18, 2006 be received.**

CARRIED

600      ***PRESENTATIONS AT THE REQUEST OF COUNCIL***

601      **Mid-Year Report, Chief Administrative Officer**

The Chief Administrative Officer gave a Power Point presentation providing an update on the accomplishments of the District during the first six months of 2006.

700      **DELEGATIONS** - Nil

800      **UNFINISHED BUSINESS**

801      **DVP/052/05, 12241 224 Street**

To increase the maximum building height and to reduce the setbacks for the front yard, south side yard, north side and rear yard.

R/06-356

DVP/052/05           It was moved and seconded

**That the Municipal Clerk be authorized to sign and seal DVP/052/05 respecting property located at 12241 224 Street.**

CARRIED

900      **CORRESPONDENCE** - Nil

1000     **BY-LAWS**

1001     **RZ/025/06, 24190 125 Avenue**

**Maple Ridge Zone Amending Bylaw No. 6406-2006**

To rezone from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to permit subdivision into two residential lots  
Second and third reading

R/06-357

RZ/025/06           It was moved and seconded

BL 6406-2006

Second, third

**That Maple Ridge Zone Amending Bylaw No. 6406-2006 be read a second and third time.**

The Director of Planning advised that impact studies of the on-site sewage systems would need to be conducted if all properties in the area were to subdivide. She pointed out that the applicant has provided proof that the property under application can handle two septic systems. She indicated that she is unaware of any report from the Health Authority of system failures in the area. If there were to be any failures, the property owners would be ordered by the Health Authority to repair their systems.

The General Manager of Public Works and Development Services indicated that the Engineering Department is preparing a report on onsite sewage systems for presentation in September. He offered a reminder that this is a rezoning application for one property and that the applicant would still have to go through the subdivision approval process. He advised that the area residents may be hiring a professional engineer to study all the septic systems in the area to see if there is a health concern. Mayor Robson confirmed that the residents will be doing this and will submit a report to the Fraser Health Authority if there is a health issue.

CARRIED

Councillor Speirs OPPOSED

1002 **RZ/103/05, 23004 Dewdney Trunk Road**

1002.1 **Maple Ridge Official Community Plan Amending Bylaw No. 6392-2006**  
To designate from SFR 18 (Single Family Residential 18 units per ha) to Institutional  
Second and third reading

R/06-358  
RZ/103/05  
BL 6392-2006  
Second, third

It was moved and seconded

**That Maple Ridge Official Community Plan Amending Bylaw No. 6392-2006 be read a second and third time.**

CARRIED

1002.2 **Maple Ridge Zone Amending Bylaw No. 6393-2006**  
To rezone from RS-1 (One Family Urban Residential) to P-2 (Special Institutional) to permit a child day care facility  
Second and third reading

R/06-359  
RZ/103/05  
BL 6393-2006  
Second, third

It was moved and seconded

**That Maple Ridge Zone Amending Bylaw No. 6393-2006 be read a second and third time.**

CARRIED

- 1003      **RZ/046/06, Maple Ridge Zone Amending Bylaw No. 6405-2006**  
Text amendment to the C-5 (Village Centre Commercial) zone of the Zoning Bylaw to reflect the community's changing needs as it continues to grow and develop  
Second and third reading

R/06-360  
RZ/046/06  
BL 6405-2006  
Second, third

It was moved and seconded

**That Maple Ridge Zone Amending Bylaw No. 6405-2006 be read a second and third time.**

CARRIED

- 1004      **Maple Ridge Taxi Regulation By-law No. 6409-2006**  
Staff report dated July 19, 2006 recommending that By-law No. 6409-2006 as amended be given second and third reading

R/06-361  
Taxi BL 6409-2006  
Second, third

It was moved and seconded

**That Maple Ridge Taxi Regulation By-law No. 6409-2006 be amended by:**

1. **Deleting Section 8.1 in its entirety.**
2. **Renumbering Sections 8.2 and 8.3 as Sections 8.1 and 8.2.**
3. **Deleting from renumbered Section 8.2 all the words following the phrase "if the age of the vehicle exceeds seven (7) years"**

**and that By-law No. 6409-2006 as amended be read a second and third time.**

CARRIED

Councillor King OPPOSED

- 1005      **Maple Ridge Revitalization Tax Exemption By-law No. 6412-2006**  
To provide for a revitalization tax exemption with the downtown area  
Final reading

R/06-362  
Tax Exemption  
BL 6412-2006  
Final

It was moved and seconded

**That Maple Ridge Revitalization Tax Exemption By-law No. 6412-2006 be reconsidered and adopted.**

CARRIED

1006 **RZ/052/05, 12241 224 Street**

A staff report dated July 17, 2006 recommending final reading was circulated prior to the meeting

**Maple Ridge Zone Amending Bylaw No. 6360-2005**

To rezone from RM-2 (Medium Density Apartment) to CD-1-00 (Comprehensive Development) to permit construction of a senior's independent and assisted living building

Final reading

R/06-363

RZ/052/05

BL 6360-2005

Final

It was moved and seconded

**That Maple Ridge Zone Amending By-law No. 6360-2005 be reconsidered and adopted.**

CARRIED

***COMMITTEE REPORTS AND RECOMMENDATIONS***

1100 ***COMMITTEE OF THE WHOLE***

1101 **Minutes**

R/06-364

COW Minutes

July 10 & 17, 2006

It was moved and seconded

**That the Minutes of the Committee of the Whole Meetings of July 10 and 17, 2006 be received.**

CARRIED

**Public Works and Development Services**

1101 **DP/008/04, 11330 and 11342 236 Street**

Staff report dated July 4, 2006 recommending that the Municipal Clerk be authorized to sign DP/008/04 for development adjacent to a tributary to Horseshoe Creek.

R/06-365  
DP/008/04

It was moved and seconded

**That the Municipal Clerk be authorized to sign and seal DP/008/04 respecting property located at 11330 and 11342 236 Street.**

CARRIED

1102 **DP/VP/044/06, 24155 102 Avenue**

Staff report dated July 12, 2006 recommending that the Municipal Clerk be authorized to notify qualifying property owners that VP/044/06 to vary the minimum setback to the rear lot line will be considered at the August 29, 2006 Council meeting and that the Municipal Clerk be authorized to sign DP/044/06 to permit development of a neighbourhood commercial development subject to approval of VP/044/06 and final adoption of Maple Ridge Zone Amending Bylaw No. 6405-2006.

R/06-366  
DP/VP/044/06

It was moved and seconded

**That the Municipal Clerk be authorized to notify qualifying property owners that approval of VP/044/06 respecting property located at 24155 102 Avenue will be considered by Council at the August 29, 2006 meeting; and further**

**That the Municipal Clerk be authorized to sign and seal DP/044/06 respecting property located at 24155 102 Avenue subject to approval of VP/044/06 and final adoption of Maple Ridge Zone Amending Bylaw No. 6405-2006.**

CARRIED

**Financial and Corporate Services (including Fire and Police)**

1131      **Disbursements for the month ended June 30, 2006**

Staff report dated July 7, 2006 recommending that the disbursements for the month of June 2006 be approved.

R/06-367

Disbursements                      It was moved and seconded  
June 2006

**That the disbursements as listed below for the month ended June 30, 2006 be approved**

General	\$ 5,080,481
Payroll	997,681
Purchase Card	<u>85,055</u>
Total	<u>\$6,163,217</u>

CARRIED

1132      **Amendments to Maple Ridge Security Alarm By-law No. 6400-2006 and Maple Ridge Fire Alarm By-law No. 6401-2006**

Staff report dated July 6, 2006 recommending that three readings be given to the subject by-laws.

R/06-368

Alarm Bylaws                      It was moved and seconded  
6400 & 6401-2006  
Second, third

**That Maple Ridge Security Alarm Amending By-law No. 6423-2006 be read a first, second and third time; and further**

**That Maple Ridge Fire Alarm Amending By-law No. 6424-2006 be read a first, second and third time.**

CARRIED

**Community Development and Recreation Service**

1151 **By-law to Regulate the Use of Cosmetic Pesticides**

Staff report dated July 13, 2006 recommending that Maple Ridge Pesticide Use Control By-law No. 6413-2006 and Maple Ridge Ticket Information System Utilization Amending By-law No. 6414-2006 be read a first time.

R/06-369

Pesticide BL

6413-2006

MTI BL 6414-2006

First

It was moved and seconded

**That Maple Ridge Pesticide Use Control By-law No. 6413-2006 be read a first time; and further**

**That Maple Ridge Ticket Information System Utilization Amending By-law No. 6414-2006 be read a first time.**

CARRIED

**Correspondence** - Nil

**Other Committee Issues** - Nil

1200 **STAFF REPORTS**

1201 **Katie's Place Lease Agreement**

Staff report dated July 19, 2006 recommending that the Mayor and Municipal Clerk execute the attached lease agreement with Katie's Place

R/06-370

Katie's Place

Lease Agreement

It was moved and seconded

**That the Mayor and Municipal Clerk be authorized to execute the lease agreement with Katie's Place Domestic Animal Response and Education Society attached to the July 19, 2006 memorandum once the final survey information defining the specific location is attached as Schedule A to the Agreement.**

CARRIED

1202 **Downtown Revitalization – Safety Enhancements on 224<sup>th</sup> Street**

Staff report dated July 10, 2006 recommending that traffic safety improvements be constructed on 224<sup>th</sup> Street, that staff proceed with the construction works outlined in the report, that staff include the completion of the pedestrian signal in the 2007 Capital Plan and that the Financial Plan be amended as outlined in the report.

This item was dealt with at the July 24 Council Workshop meeting.

1203 **Special Occasion License, Jazz & Blues Festival**

Staff report dated July 21, 2006 recommending that the application from the Jazz & Blues Festival organizers for a Special Occasion License to host a Beer Garden on August 12, 2006 be approved.

R/06-371

Jazz & Blues  
Sp. Occ. License

It was moved and seconded

**That the application from the Jazz & Blues Festival organizers, by way of an e-mail dated July 21, 2006 for a Special Occasion License to host a Beer Garden as part of the Jazz & Blues Festival events, be approved as follows:**

**Saturday August 12, 2006 12:00 Noon – 12:00 Midnight**

**And further, that the use of Memorial Peace Park (Municipal property) for this Special Occasion License be authorized.**

CARRIED

1204 **Business Improvement Area**

Staff report dated July 21, 2006 recommending that a Business Improvement Area be undertaken forwarded from the July 24, 2006 Council Workshop for consideration.

R/06-372

BIA

It was moved and seconded

**That a Business Improvement Area be undertaken, subject to petition against, in accordance with the terms and conditions as outlined in the staff report dated July 21, 2006.**

CARRIED

The Business Retention & Expansion Officer provided an overview of the initiative.

1300 ***INFORMATION UPDATES (including items of Community interest)***

1400 ***RELEASE OF ITEMS FROM CLOSED COUNCIL***

1500 ***COUNCILLORS' REPORTS***

**Councillor Hogarth**

Councillor Hogarth attended the Caribbean Street Festival. He congratulated the Lawn Bowling Club's Senior Men Triple Team earning the right to represent BC in the Canadian Championships at end of August in Winnipeg. He encouraged the public to lend its support to this team. He suggested that the new Transit Exchange include a drop-off area for taxis and cars.

**Councillor Dueck**

Councillor Dueck took the opportunity to praise staff for their great customer service.

**Councillor Daykin**

Councillor Daykin attended a staff golfing event and extended his appreciation to the staff in the Operations Department for the work they do.

**Councillor King**

Councillor King echoed the comments of previous Councillors concerning staff. She extended her appreciation to the citizens who participated in the Official Community Plan Public Hearing. She attended the first Concert on the Wharf of the season.

**Councillor Speirs**

Councillor Speirs commended the Chief Administrative Officer for his leadership. He indicated his appreciation of the feedback received from citizens at the Official Community Plan Public Hearing.

**Councillor Stewart**

Councillor Stewart attended GVRD Labour Board meetings and an Audit & Finance Committee Meeting. He thanked the Finance Department for the work they do. He felt that the Official Community Plan process has gone well and expressed his hope that the public would be as engaged with the process as work progresses on Area Plans.

1600 ***MAYOR'S REPORT***

Mayor Robson thanked Council for their work over the past six months. He commented on the Official Community Plan Public Hearing proceedings.

1700 ***OTHER MATTERS DEEMED EXPEDIENT*** - Nil

1800 ***NOTICES OF MOTION*** – Nil

1900 ***QUESTIONS FROM THE PUBLIC***

**Katies Place, Evelyn Baillie**

Ms. Baillie expressed appreciation to Council for approving the lease agreement for space at the SPCA.

2000 ***ADJOURNMENT*** - 8:40 p.m.

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G. Robson, Mayor

Certified Correct

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T. Fryer, Municipal Clerk